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MINUTES DUVALL PLANNING COMMISSION

**Community Center, 26512 NE Stella Street, Duvall
Thursday, December 4, 2008 at 7:00 PM**

1. Call to Order – Flag Salute

The Planning Commission meeting was called to order by Commissioner Wolf at 7:12 P.M.

2. Roll Call

Commissioners Jeff Wolf, Skye King, Amy Ockerlander, Hilarie Cash, Peter Luhrs and Holly Krueger were in attendance. Commissioner Jason Walker had an excused absence. City Staff members Lara Thomas, Senior Planner; and Amy Bright, Administrative Assistant were present.

3. Announcements

1. Commissioner Wolf announced that Peter Luhrs has made the decision to resign from Planning Commission effective December 31, 2008.
2. Lara Thomas announced that the City is holding the Holiday Tree Lighting event on Friday, December 5.
3. Lara Thomas announced that Chris Green, Assistant Planner had found a new position with the City of Spokane.

4. Approval of Minutes

Approval of the November 20, 2008 Planning Commission minutes was moved to the following meeting.

5. Citizen's Comments and Requests – Items not on the Agenda

none

6. Old Business

none

7. New Business

2008 Parks, Trails, and Open Space Plan

Lara Thomas announced that the Capital Facilities Element was not distributed with the Planning Commission packet. Due to this, she recommended that Planning Commission keep the public hearing open to the following meeting so the Element can be properly distributed and reviewed prior to the following meeting.

It was moved and seconded (Ockerlander-Cash) to open the Public Hearing for the 2008 Parks, Trails and Open Space Plan. The motioned carried. (all ayes).

Sarah Daniels, EDAW, City park planning consultant, gave a presentation on the City of Duvall Parks, Trails and Open Space Plan history, level of service, project list and funding sources.

Lynn Eshelman, Pacific Ridge Homes, 17921 Bothell-Everett Highway, Bothell, WA 98012, thanked City staff for their hard work on the Plan. Ms. Eshelman expressed her concern that the development community was not considered as a major stakeholder for the Park Plan.

Mike Walsh, Highmark Development, PO Box 114, Duvall, WA 98019 stated that he was invited to an impact fee meeting put on by City Staff, but prior to this initiation he was unaware of the planning for a new Park Plan or impact fee increase. Mr. Walsh expressed his concern for the land acquisition costs in phase 3 of the Plan, especially those located in the Urban Reserve. Mr. Walsh asked expressed concern and asked for clarification of park and open space requirements set out in Development Agreements and if this revised impact fee would essentially “double dip”. Mr. Walsh asked for an explanation of how costs in the project list were derived and the requirement for park space. Mr. Walsh asked for clarification of how costs were derived.

Kyle Lublin, Pacific Ridge Homes, 17921 Bothell-Everett Highway, Bothell, WA 98021, stated that he intended to ask Planning Commission to extend the public hearing however the extension was already planned. He noted that the Plan seemed to be a “moving target” and that the Capital Facilities Element was unavailable prior to the meeting. He added that the Plan and Elements were difficult to make comments on since they were being revised. He noted that the Plan had been revised since the packet was distributed. Mr. Lublin stated that he believes that parks are necessary in City. He added his concern that the SEPA determination did not include all of the Comprehensive Plan Elements.

Ms. Thomas addressed some answers and concerns. She stated that park acquisition costs were derived from interviews with the development community, recent sales and King County tax parcel information, and interviews with the real estate community. She noted that \$350,000 per acre was a fair estimate and may even be a low estimate.

EDAW addressed how costs were derived. EDAW noted that national standards were used based on park type to determine the project costs. Commissioner Wolf asked if the project costs included the topographic challenges typically found in Duvall. Ms. Daniels confirmed that City staff made changes to the national standards based on topographic and geological challenges.

Ms. Thomas agreed that the Capital Facilities Element was not in packet, but noted that the only changes to the Capital Facilities Element since it was last public was only to update the project list. She added that the Parks, Trails and Open Space Plan had not changed since it was handed out.

Sarah reiterated that the Draft Plan comment period was open from August 18, 2008 through November 14, 2008.

Mike Walsh asked for clarification that the park impact fee is derived from the park Plan. Ms. Thomas confirmed that the fee is derived from the Plan, but that the implementation of the fee can change. The fee will be charged to development immediately and based on the \$5 million for the NUGA.

Lara Thomas noted that the park impact fee reflects the project list in Phase I of the Plan.

Robert Sterbank, Kenyon Disend, PLLC, with the City attorney's office noted that he had a chance to review the letter entered into the record from Duana Koloskova. He noted that City Staff gave plenty of opportunity for comment and for what the Growth Management Act requires for public notification.

Mr. Sterbank added that other than the Capital Facilities Element being not included in the packet, the concerns from the development community were .

Ms. Thomas recommended that Planning Commission extend that hearing for the 2008 Parks, Trails and Open Space Plan to December 18, 2008.

It was moved and seconded (Luhrs - Ockerlander) to extend the Public Hearing for the 2008 Parks, Trails and Open Space Plan. The motioned carried. (all ayes).

2008 Comprehensive Plan Amendments

It was moved and seconded (Cash-Ockerlander) to open the Public Hearing for the 2008 Comprehensive Plan Amendments. The motioned carried. (all ayes).

Ms. Thomas noted that the 2008 Docket included all sections of the Comprehensive Plan that correspond with the Park Element amendments.

Ms. Thomas gave a presentation on the 2008 Comprehensive Plan Amendments.

Ms. Daniels gave an overview of the changes to the Park and Recreation Element. She noted changes to the maps, level of service standards, three phase project list, funding strategies and goals and policies to reflect the changes made to the Parks, Trails and Open Space Plan.

Ms. Thomas recommended that Planning Commission extend that hearing for the 2008 Comprehensive Plan Amendments to December 18, 2008.

Ms. Thomas entered two exhibits into the record. The Capital Facilities Element was entered in as Exhibit 1. The final population documentation was entered in as Exhibit 2.

It was moved and seconded (Cash - Luhrs) to extend the Public Hearing for the 2008 comprehensive Plan Amendments. The motioned carried. (all ayes).

8. Other Business

None

9. Adjournment

It was moved and seconded (Cash - King) to adjourn the meeting. Motion carries with all ayes. The meeting was adjourned at 8:43 p.m.